



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**3 Roderick Drive
Sandhaven AB43 7HS**

Offers Over £70,000



Living room



Kitchen



Bedroom One



Property

Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 3 DOUBLE BEDROOMS
- ✓ FRONT DRIVEWAY
- ✓ DOUBLE-GLAZING
- ✓ FRONT & REAR GARDEN
- ✓ COUNCIL TAX BAND A
- ✓ SPACE HEATING PROVIDED BY ELECTRIC PANEL HEATERS
- ✓ LIGHT REFURBISHMENT REQUIRED

About The

Property

Located in the centre of the picturesque coastal village of Sandhaven, this well-positioned 3-bedroom semi-detached house offers comfortable living with excellent local amenities right on your doorstep. Just a short walk to the village school, shop/post office, and bus stop, it's ideal for families or anyone seeking convenience and community. Sandhaven is only 1.5 miles from Fraserburgh and close to Rosehearty, with scenic footpaths leading in both directions — perfect for coastal walks and enjoying the surrounding countryside. A great opportunity to enjoy village life with town access nearby.

Why

Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland since 1988.

During this period, we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability, and professionalism.

FOR MORE DETAILS:
01346 517124

68 Broad Street,
Fraserburgh, AB43 9AS

VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedrooms:

This home offers three spacious bedrooms each designed with comfort and functionality in mind. The rooms provide plenty of space for various furniture arrangements, making them ideal for personal retreats, workspaces, or guest use. Each bedroom is well-lit with natural light and features ample storage and a practical layout.

Easy-Maintenance Garden:

A low-maintenance garden is a bonus for busy homeowners who want to enjoy outdoor space without the hassle of constant upkeep.

Close to All Amenities:

Proximity to essential amenities like shop, school, park, public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

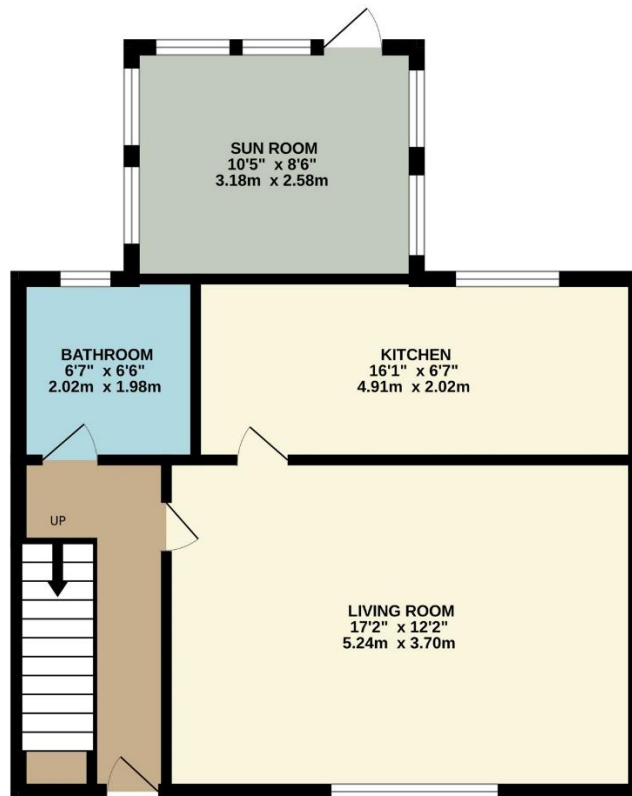
Parking:

This charming house features an existing driveway, providing convenient off-street parking. The front garden offers potential for conversion into an additional drive, subject to the necessary permissions, enhancing the property's practicality and value. Additional parking available on the street for guests or additional vehicles.

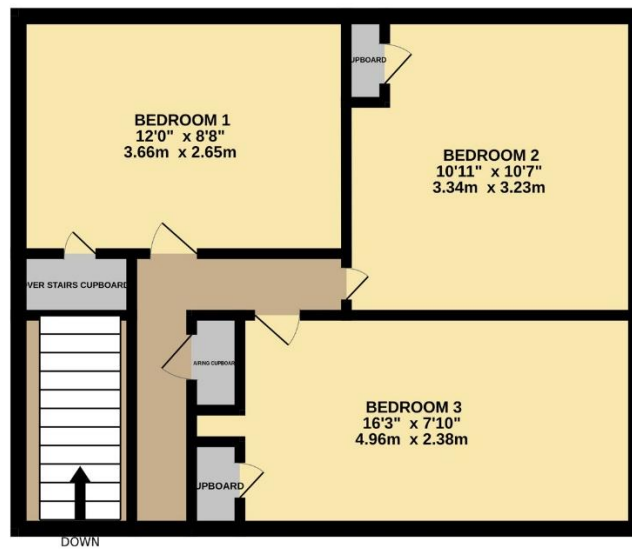
[Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

Floor plan

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance



Living Room

(5.24m x 3.70m)



Kitchen

(4.91m x 2.02m)



Sun Room

(3.18m x 2.58m)



Bathroom
(2.02m x 1.98m)



Bedroom One

(3.66m x 2.65m)



Bedroom Two

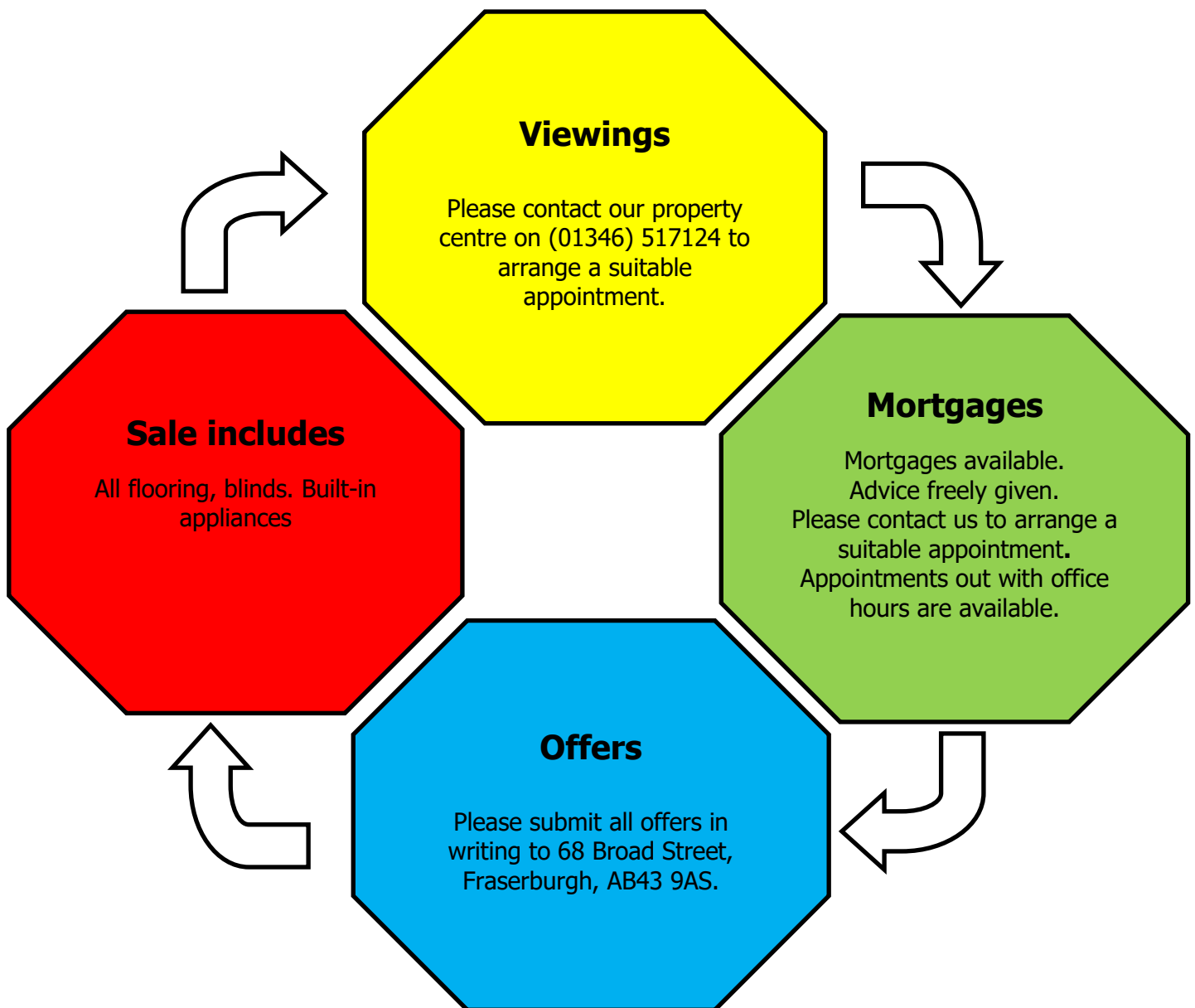
(3.34m x 3.23m)



Bedroom Three

(4.96m x 2.38m)





Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.